

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 1, 2006

ITEM No. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>116-DR-2005</b> <b>7130-36 East Main Street Addition</b>		
LOCATION	7136 E Main Street, west of Scottsdale Road		
REQUEST	Request approval of a site plan and elevations for an addition to an existing commercial structure in Downtown.		
OWNER	Orovan Family Trust 602-266-0550	ENGINEER	Gervasio & Associates Inc 602-285-1720
ARCHITECT/ DESIGNER	Doug Sydnor Architects and Associates, Inc 480-423-1800	APPLICANT/ COORDINATOR	Doug Sydnor Doug Sydnor Architects and Associates, Inc 480-423-1800

**BACKGROUND**

**Zoning.**

The site is zoned C-2 DO (General Commercial) District in the Downtown Overlay. The C-2 District provides for a variety of commercial uses including shops galleries and retail uses, the DO provides for the commercial use of the site as proposed for retail shops and galleries. Provisions of the Downtown Urban Design and Architectural Guidelines and Specialty/ Retail District (West Main Street) Design Guidelines have been incorporated into the building design and site improvement.

**Context.**

The site is located in the Old Town area of the City, along W. Main Street between Scottsdale Road and Goldwater Boulevard, just east of Marshall Way. The site contains 3 separate art galleries on the 50-foot wide lot.

**Adjacent Uses:**

- North: A 14-foot wide rear alley and the rear of shops and galleries situated along E. 1<sup>st</sup> Avenue with C-2 DO General Commercial District zoning.
- South: Main Street and other shops and galleries situated to the south side of the street with R-5 DO zoning.
- East: Shops and galleries situated along the north side of Main Street with C-2 DO zoning.
- West: Adjoining shops and galleries on the south side of Main Street with P-2 DO Parking District zoning.

APPLICANT'S  
PROPOSAL**Applicant's Request.**

The request is for approval of a site plan and elevations for a street side addition to an existing 3-tenant, art gallery. The addition will be located toward the street front. In addition to expanding the front of the building, improvements will also be made to the sidewalk and pedestrian amenity area including an upgraded landscape area and extended canopy cover.

The landscape palette includes the existing Palm tree plus Agave, Lantana and Ruella plant materials.

**Development Information:**

- Existing Use: Existing art gallery
- Proposed Use: Addition to the street side of the building with modifications to the adjoining sidewalk and landscape area
- Parcel Size: 6,640 square feet (0.15 acres)
- Building Size: 5,292 square feet plus proposed 550 square foot addition
- Building Height Allowed: 26 feet
- Building Height Proposed: 15 feet
- Parking Required: 14
- Parking Provided: 5 off site along Main Street (current parking allocation is recognized as acceptable)
- Open Space Required: None
- Open Space Provided: 926 square feet
- FAR: 0.8

## DISCUSSION

The new addition will extend outward 18 feet from the existing face of building and will be 12 feet from the back of curb. An 8 foot wide canopy will extend outward and cover the sidewalk on the site. Currently, the existing face of the building, which is one of 6 adjoining buildings, has a 30+/- feet setbacks from the curb.

The six (6) consecutives shops along this portion of the north side of Main Street have provided 30+/- foot setbacks from the back of curb, to create an open space amenity and Old town character at the business fronts. The amenity spaces have been developed with a varied combination of concrete, decomposed granite, landscaping, and some art displays areas. Similarly, sidewalks in places are narrowed and constrained by lampposts, benches, landscaping and other features. A continuous 8-foot wide sidewalk may not be feasible in all areas without the removal of some of the improvements contributing to the character of Main Street. Staff feels that as long as approximately 6 feet of sidewalk is provided overall along the site's street frontage and the east and west property line. The goal to provide active pedestrian ways and spaces is facilitated with the design proposal. The architectural style of the building is modern and open but still appropriate and complementary to the area's theme and character.

The addition will have a flat roof that extends outward from the face of the

current building to cover the addition, and then continuing outward to provide a cover over the storefront and sidewalk area. The canopy will be cantilevered and free standing past the face of the new addition. Canopy, walls and parapet roof contain sand finished plaster. The gallery front contains floor to ceiling clear storefront windows and doors with anodized frames. Eight (8) sidewalls extend along the sides of the canopy to provide shading to windows, while the southern canopy edge is about 2 feet wide and consists of brown metal fascia and plaster finish. Additional storefront windows are located along the sides of the building addition. An opening in the canopy over the pedestrian amenity area is provided to permit an existing tree to remain.

Neighbors within 300 feet of the site have been contacted. One letter has been received from a citizen with concerns that the proposed improvements may decrease the visibility of their adjoining galley. The applicant has replied that the addition contains a 5 foot setback from the property line that allows access, open area and light to abutting galleries and will not adversely impact uses. The Main Street Gallery Association has reviewed the application.

#### KEY ISSUES

- Six (6) consecutive lots have existing building setbacks of about 30 feet, and the new addition proposes to extend outward approximately 18 feet from existing gallery setbacks.
- The addition is proposed to be set back a minimum of 5 feet from side property lines with additional step backs to provide access, open space and light to adjoining galleries. Staff has stipulated a 6-foot setback for pedestrian access.
- An extension of the roof of the gallery addition provides a canopy covering the sidewalk and pedestrian amenity space.
- The addition contains a more modern and less traditional style than some other local galleries, but is still acceptable within the overall character of the area.
- A modified pedestrian space contains new colored and exposed aggregate concrete finish covered sidewalk, plus landscape area with planters and bench.

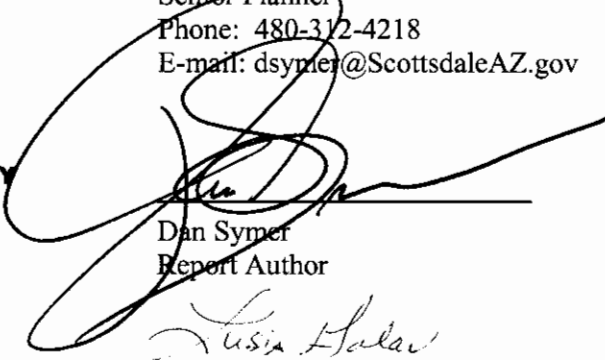
#### STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

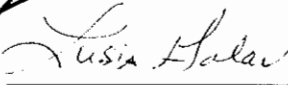
**STAFF CONTACT(S)**

Dan Symer  
Senior Planner  
Phone: 480-312-4218  
E-mail: dsymer@ScottsdaleAZ.gov

**APPROVED BY**



Dan Symer  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Colored Site/Landscape/Floor Plan and Elevations
5. Photo Collage
6. Perspective
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: December 16, 2005

Project No.: 390 - PA - 2005

Coordinator: Don Hadder

Case No.:        -        -       

Project Name: 7130-36 East Main Street Addition

Project Location: 7130 East Main Street Addition

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: C-2 DO

Proposed Zoning: no change

Number of Buildings: one

Parcel Size: gross .196 acres; net .147 acr

Gross Floor Area/Total Units: 5,292sf/NA

Floor Area Ratio/Density: 82%/NA

Parking Required: 5,292sf/400 sf = 14

Parking Provided: 0 on-site; 5 off-site

Setbacks: N - 3 ft.

S - 3 ft.

E - 0 ft.

W - 0 ft.

required: 0 ft.

0 ft.

0 ft.

0 ft.

## Description of Request:

Approve a 546 sq. ft. commercial addition to an existing structure.

Internal uses include three gallery tenants with demising walls between

each. New one-story addition with glazed front framed by overhang/roof

with sand textured plaster and metal trim. Signage at covered walkway

and adjacent to entry doors. New site improvements including concrete

walks, concrete seating, landscape and preservation of existing shade

tree and palm tree. Arcade respects downtown covered walkway standards.

Addition will reidentify the property on Main Street, an active

pedestrian-oriented commercial district, and reflect a major visual

upgrade from the existing conditions. Some existing fired adobe walls

are exposed and will be repaired/restored as required. Height matches

the existing height and respects the lower scaled adjacent structures.

No changes anticipated within the existing structure to the north on

existing alley side.

116-DR-2005  
12/23/2005

Planning and De

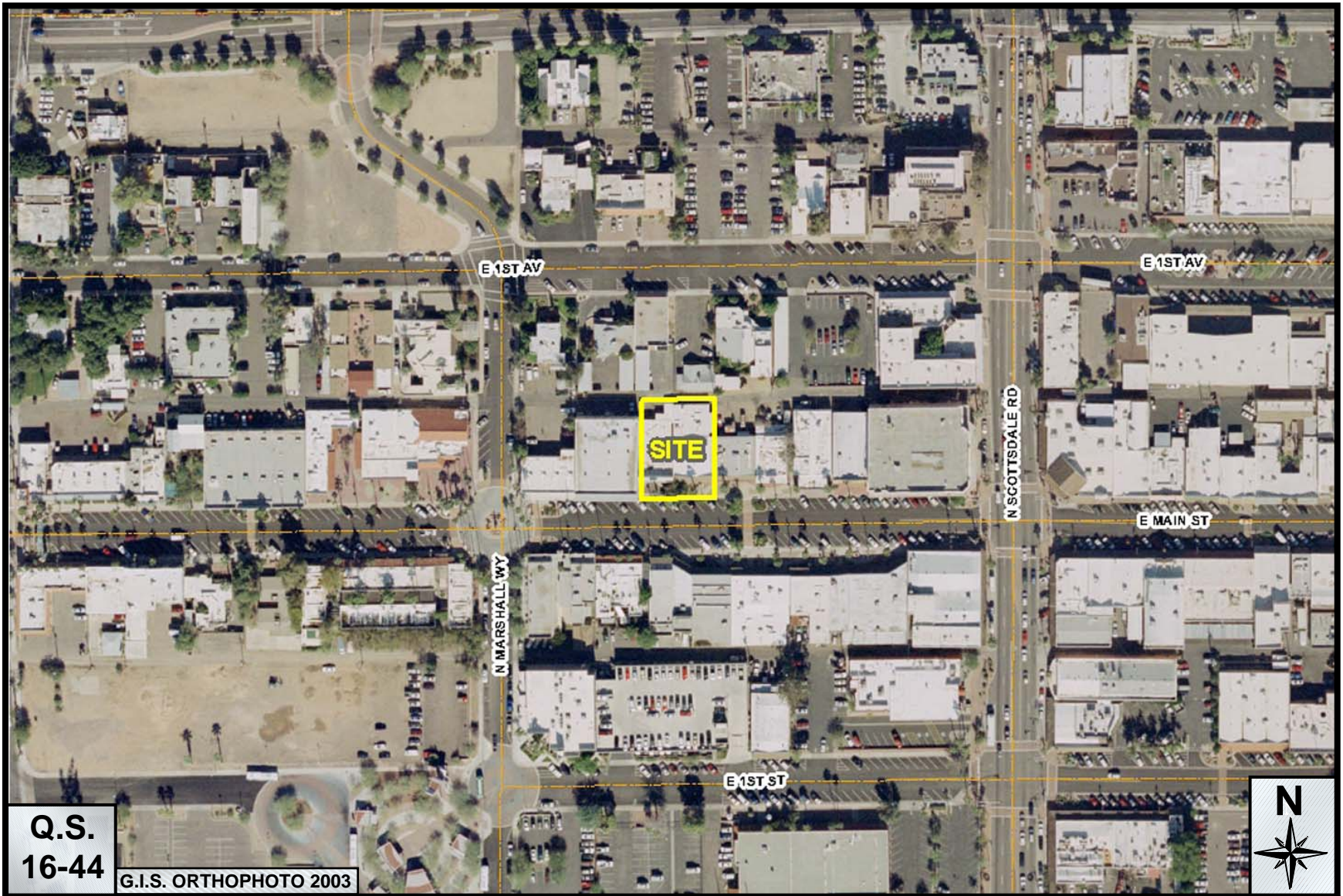
7447 E Indian School Road, Suite 105, Sc

Attachment 1

es Department

e: 480-312-7000 • Fax: 480-312-7088





7130-36 East Main Street Addition

**116-DR-2005**

ATTACHMENT #2





Q.S.  
16-44

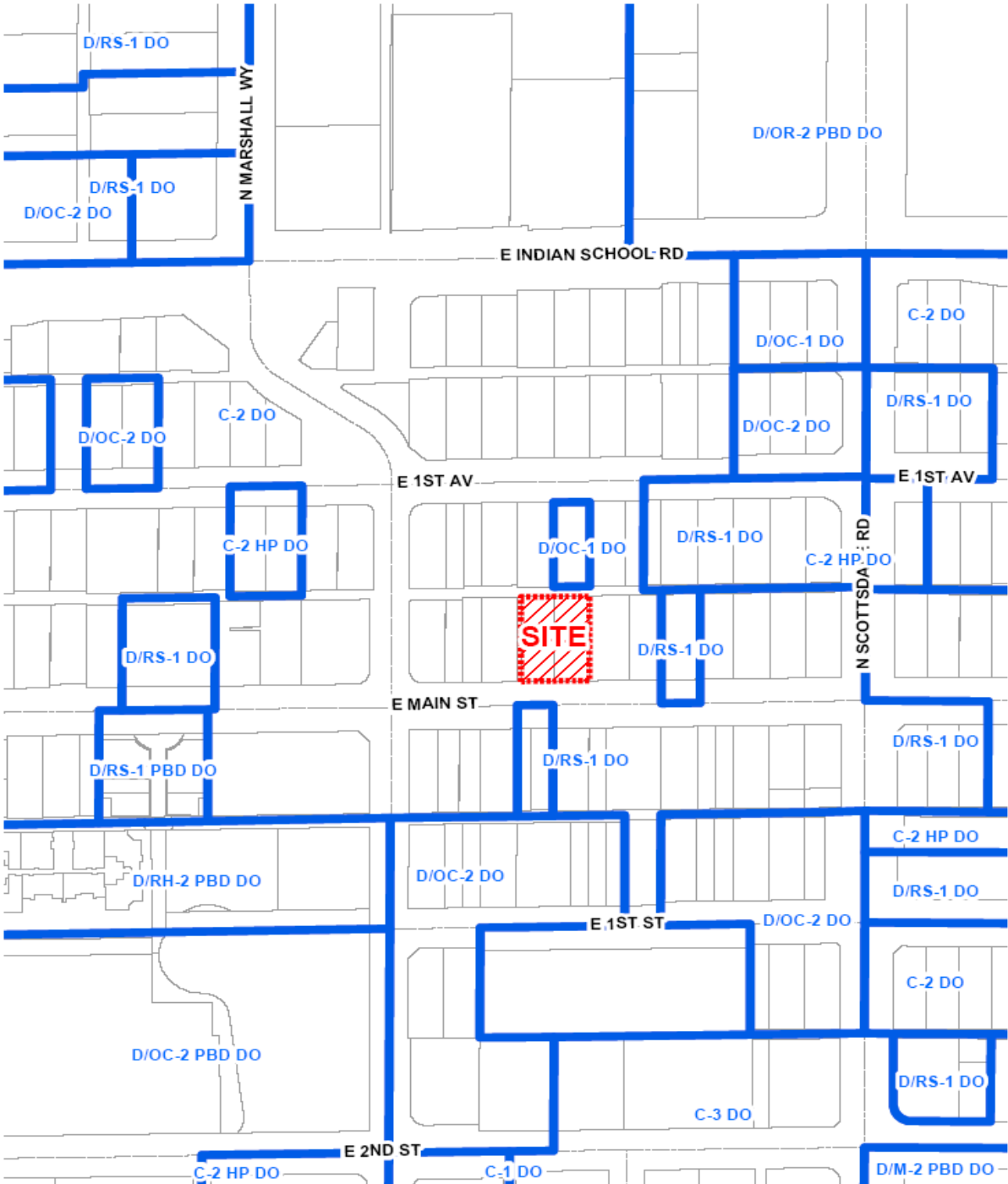
G.I.S. ORTHOPHOTO 2003

7130-36 East Main Street Addition

**116-DR-2005**

ATTACHMENT #2A

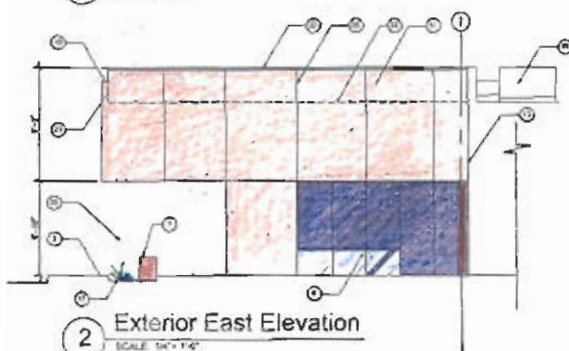
**Zoning Map**





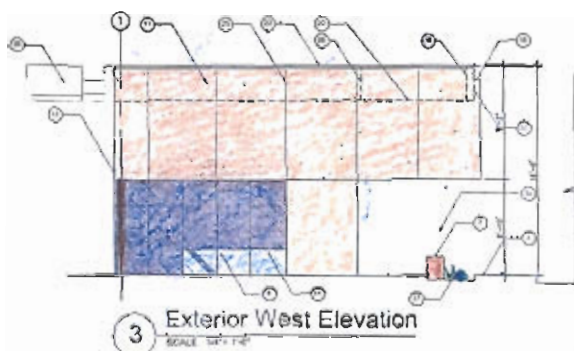
1 Exterior  
SCALE: 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



2 Exterior  
SCALE 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



3 Exterior  
SCALE 3/8" = 1'-0"

SCALE 50' = 1" = 0'

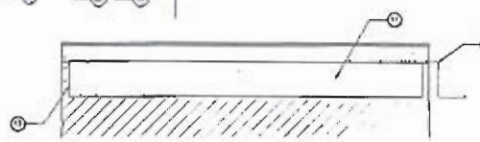
[illegible]

- [illegible]

General Development Standards Summary		
Element	Required Measure	Comments
Project Area	50% of net site area = gross additional 50% before for other off-site uses	6.2nd ed.
Total Water Supply	500	500
Emergency Open Space	500	500
Boarding length	25	15, 40 ft min
From Institute	10 ft min, 20 ft min	15, 20 ft min
Open Institute	500	500
Total Parking	2,000 or 2,500 or 3,000 or 4,000 or 5,000	6.2nd ed.

[illegible]

1. Total test score: 8,130 eq. N. of 10,140 items.
2. Diagnostic Examination: Diagnostic summary provided.
3. Response collection is efficient in the tests.
4. Practice 81.30-1.2-050  
Diagnostic Summary: Valid  
Answer: 0-2 00

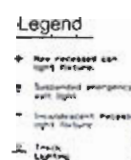


4 Exterior  
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

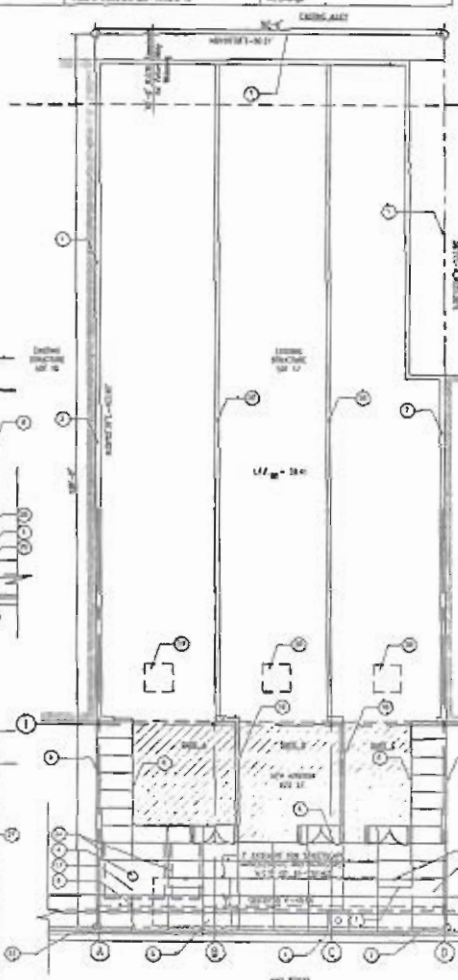
 Landscape Plan

scale:  $\frac{1}{2}'' = 1'-0''$



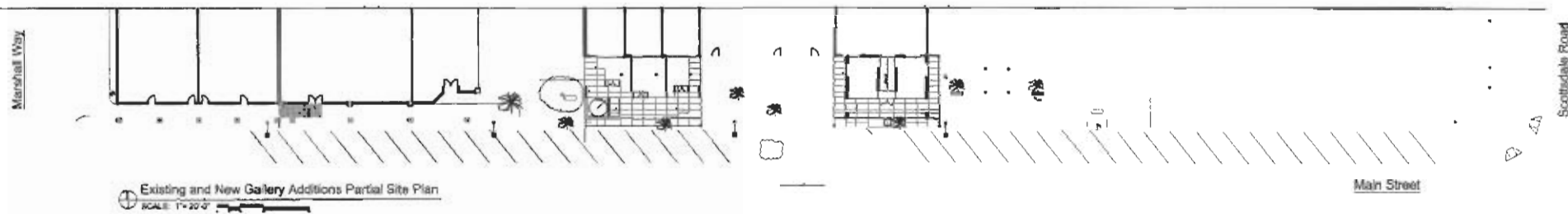
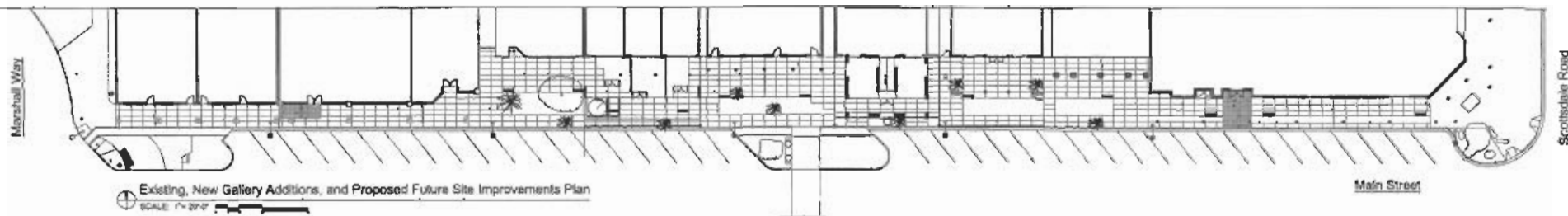
④ Reflected Ceiling Plan

scale: 1" = 1.0'



Site and Floor Plan

scale: 1" = 100'



Existing North Side Main Street Photo Collage

DOUGLAS SYDNOR ARCHITECT  
AND ASSOCIATES, INC.  
1434 North Ohio Center Plaza Suite 101  
Scottsdale, Arizona 85251 480 422 1888 Fax 480 422 9222

Project				
Gallery Additions				
7130/ 7136, and 7150 East Main Street				
Scottsdale, Arizona				
Job No.	Drawn	Checked	Date	Revised
2005-5	P.S.K.	D.S.S.	12-12-05	2-12-06
Blue Print/Signage				
M.D.M.				

116-DR-2006  
REV: 3/13/2006





**CHARACTER SKETCH with Context**  
Gallery Addition  
7130-36 East Main Street  
Scottsdale, Arizona

Douglas Sydnor Architect and Associates, Inc.  
Arch. File #: 2005-5A  
May 11, 2006

**Gallery Addition**  
**7130 East Main Street**  
**Scottsdale, AZ**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.<br/> A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|



20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:  
7136 East Main Street Addition  
Case 116-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Doug Sydnor Architect and Associates, Inc. with a date provided on the plans of 3/13/06
  - b. The location and configuration of all site, and landscaping improvements shall be constructed to be consistent with the site plan submitted by Doug Sydnor Architect and Associates, Inc. with a date provided on the plans of 3/13/06

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.

**SITE DESIGN:**

**DRB Stipulations**

6. A minimum of 6-foot clear sidewalk shall be provided on the east and west side of the proposed addition.
7. A minimum of 6-foot clear sidewalk shall be provided between the curb and the front of the proposed addition.

**Ordinance**

- A. The building shall be setback 16'-0" from the face of the curb.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

8. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.

**ATTACHMENT B**

9. The individual luminaire lamp shall not exceed 250 watts.
10. All exterior light fixture shall be incandescent, halogen incandescent, or compact fluorescent.
11. Incorporate into the project's design, the following:

Building Mounted Lighting:

- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- b. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (2) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (8) foot-candles.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

12. No exterior vending or display shall be allowed.
13. Flagpoles, if provided, shall be one piece, conical, and tapered.
14. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**CIRCULATION:**

**Ordinance**

**EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
10 foot alley right-of-way maximum	The owner shall dedicate the maximum 10 foot alleyway dedication. The dedication may be reduced to provide the half alley width from the center line of the alley to the face of the building.

Note: 6 foot sidewalk is required on the frontage of this project.

**REFUSE:**

**DRB Stipulations**

15. The owner shall provide documentation of a recorded agreement with the adjacent owner to share the refuse enclosure.